

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the national Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: The Law Office of Erick DeLaRue, PLLC, 2800 Post Oak Blvd., Suite 4100, Houston, TX 77056.

DEED OF TRUST INFORMATION

Date: 9/4/2019
Grantor(s): HERRERA UNIVERSAL INVESTMENTS, LLC
Original Mortgagee: Gerald R. Wood and Lifespan Capital and Real Estate, LLC
Original Principal: \$300,000.00
Recording Information: Instrument Number 2019049084
Property County: Galveston
Property: Lot 3, in Block 258, in the City and County of Galveston, Texas, according to the generally recognized unrecorded map or plat thereof.

Reported Address: 1819 Ball Street, Galveston, TX 77550

MORTGAGE SERVICING INFORMATION

The Mortgage Servicer, if not the Current mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Gerald R. Wood and Lifespan Capital and Real Estate, LLC
Mortgage Servicer: Gerald R. Wood and Lifespan Capital and Real Estate, LLC
Current Beneficiary: Gerald R. Wood and Lifespan Capital and Real Estate, LLC

Mortgage Servicer Address: 16007 Camilla Trail, Tomball, Texas 77377

SALE INFORMATION

Date of Sale: Tuesday, the 4th day of August, 2020
Time of Sale: 10:00 am or within three hours thereafter
Place of Sale: The First Floor Lobby or the Galveston County Courthouse, 722 Moody (21st Street), Galveston, Texas 77550 or as designated by the County Commissioner's Office pursuant to section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place or as designated by the County Commissioners.

Substitute Trustee(s): Erick DeLaRue (not in any legal capacity)

Substitute Trustees address: 2800 Post Oak Boulevard, suite 4100, Houston, TX 77065

WHEREAS the above named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Erick DeLaRue has been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

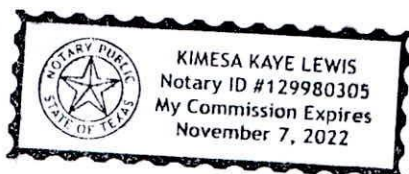
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Erick DeLaRue, acting solely as Substitute Trustee (**and not in any legal capacity**), will sell the Property to highest bidder for cash on date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Erick DeLaRue

ERICK DELARUE as Substitute Trustee

SUBSCRIBED AND SWORN TO BEFORE ME on the 13th day of July, 2020.



Kimesa Kaye Lewis
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
My commission expires:
11-07-2022

For Information:

Law Office of Erick DeLaRue, PLLC
2800 Post Oak Boulevard, Suite 4100
Houston, TX 77056
Telephone: 713-899-6727

FILED

Instrument Number: *FILED2020001088*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 07/14/2020 3:19PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*